



15 Chelsea Close, Glen Parva, Leicester. LE2 9UN

- Three Bedroom Detached Home
- Cul De Sac Position In Sought After Location In Glen Parva
- Ent Area, Cloaks/Wc, Living Room, Dining Room, Kitchen
- Landing , Three Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage, Private Rear Garden
- Viewing Recommended, No Upward Chain
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom detached property located in a cul de sac in this sought after location in Glen Parva. An ideal first time or professional purchase the property would benefit from cosmetic improvement but would make a great home.

Comprising of entrance porch, downstairs cloaks/wc, living room to the left hand side with front window, fire surround and access door leading to the rear garden. To the right hand side is a dining room with potential to open up to the rear kitchen which is fitted with a range of base and wall units, oven, hob and extractor, tile flooring, there is a further door leading out to the rear. To the first floor the landing gives access to the three bedrooms and a refitted family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a faux grass area and a side driveway providing car standing and giving access to the single brick garage with up/over door, side door to garden. There is a side gate leading through to a rear garden which benefits from being designed for ease of maintenance with patio, gravel display area and fenced surround. Viewing recommended, no onward chain. EPC rating D and Council tax is band C



ROOM DESCRIPTIONS

Entrance Porch

Cloaks/Wc

Living Room

15' 2" x 13' 5" max (4.62m x 4.09m)

Dining Room

9' 9" x 7' 9" (2.97m x 2.36m)

Kitchen

11' 3" into rec x 7' 2" (3.43m x 2.18m)

Landing

Bedroom

13' 0" max to back robes x 8' 8" plus ent rec
(3.96m x 2.64m)

Bedroom

10' 3" x 8' 1" plus ent rec (3.12m x 2.46m)

Bedroom

7' 6" x 7' 0" (2.29m x 2.13m)

Family Shower Room/Wc

External

Single Garage

16' 2" x 8' 2" (4.93m x 2.49m)

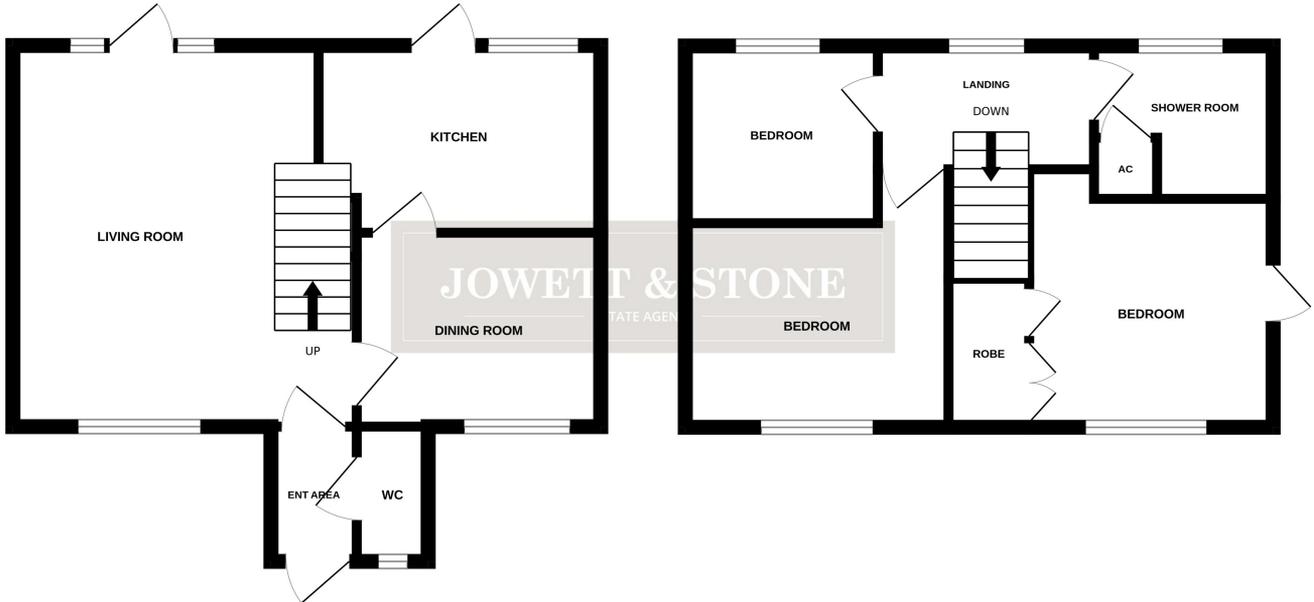
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk